

NOTICE OF TYPE III DEVELOPMENT REVIEW APPLICATION AND PUBLIC HEARING

(Form DS1308)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and public hearing pursuant to Clark County Code (CCC) Section 40.510.030 and applicable code sections as listed below.

The Clark County Hearings Examiner will conduct the public hearing on **June 8 at 6:00 P.M.**, at **Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680** (see attached map). Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 6pm.

At the hearing, the Examiner will consider the following:

Project Name: **SCHEURER INDUSTRIAL COMPLEX
TEMPORARY USE PERMIT EXTENSION**

Case Number: **PST2006-00009**

Location: 12313 NE 99th Street

Request: The applicant is requesting a one year extension of the temporary use permit that authorizes a light industrial manufacturing business to operate on an approximately 1.7 acre parcel located in the Light Industrial (ML) zone.

Applicant: Scheurer's LLC
Mr. and Mrs. Ron Scheurer
12313 NE 99th Street
Vancouver, WA 98682
(360) 891-6178; (360) 885-0431 [Fax]
rjsch@teleport.com

Contact Person: Miller Nash LLP
Attn: Stephen W. Horenstein
500 E Broadway, Suite 400
Vancouver, WA 98660
(360) 699-4771; (360) 694-6413 [Fax]
Stephen.Horenstein@MillerNash.com

Property Owner: Same as Applicant

Hearing Examiner: Richard Forester

Staff Contact: Alan Boguslawski ext. 4921

Neighborhood Contact: Sifton Neighborhood Association
Lamont Shaindlin, Vice President
7016 NE 140th Ave
Vancouver, WA 98682
(360) 944-7690
E-mail: shainfam@juno.com

Date this Public Notices Issued: April 12, 2006

Legal Description of Property:

Tax Lot 33 (154692-000), located in the Northeast Quarter of Section 3, Township 2 North, Range 2 East of the Willamette Meridian.

Approval Standards/Applicable Laws:

Clark County Code Sections: 15.12 (Uniform Fire Code), 40.230.080 (Industrial Districts), 40.260.220 (Temporary Uses), 40.500 (Procedures), 40.510.030 (Type III Process)

Application & Fully Complete Date:

Application Filed: March 14, 2006
Fully Complete: April 4, 2006

Staff Report Timelines/Process:

Staff reports, agendas, and/or SEPA reviews and determinations will be available for review at least fifteen (15) calendar days before the hearing date. Information regarding this application may be obtained by contacting Alan Boguslawski at (360) 397-2375, Ext. 4921 at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday - Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/development/proposedev.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/development/meetings.html>)

- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/development/typespermits.html>)

Public Testimony Process:

Any person wishing to present testimony should arrive by **7:00 p.m.** at the Public Service Center, 6th floor, 1300 Franklin Street, Vancouver, Washington.

Faxed & Written Testimony

Testimony can be faxed to the Development Services Division at (360) 397-2011, Attn: Rosie Hsiao. Written testimony can be mailed or hand delivered to the Development Services Division, Clark County Community Development, 1300 Franklin Street, PO Box 9810 Vancouver, WA 98666-9810.

Faxed, mailed or delivered testimony must be received at the Community Development Customer Service Center by **1:00 P.M., the day of the hearing**. Other written or verbal testimony may be presented and considered at the public hearing.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Appeal Process:

The Hearing Examiner normally issues a decision within two weeks of the public hearing. In accordance with Clark County Code 40.510.030(H), appeals of Hearing Examiner decisions must be filed with the Board of County Commissioners within fourteen (14) days of the mailing of the Hearing Examiner's written decision. Hearings Examiner decisions on any SEPA appeal cannot be further appealed to the Board of County Commissioners. Such appeals must pursue judicial review.

Appeals must be in writing and contain a brief statement describing why the Hearing Examiner's decision is in error. The appeal must be accompanied by check in the amount of **\$266**. Checks shall be made payable to the Board of County Commissioners.

Accommodation of Physical Impairments:

The Customer Service Center is wheelchair accessible. For persons requiring auxiliary aids or special arrangements in order to participate in this hearing, please contact the Development Services Division as far in advance of the hearing date as possible. To request these arrangements, please contact Rosie Hsiao at (360) 397-2375, Ext. 4335, or call the Telecommunications Device for the Deaf (TDD) line at (360) 397-6057.

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**